



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 19, 2021 REPORT NO. HO-21-019

HEARING DATE: May 26, 2021

SUBJECT: 6395 BALBOA – SDP - PROJECT NO. 634180

PROJECT NUMBER: [634180](#)

OWNER/APPLICANT: CIF HOLDING LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP /SUNSHINE PERMITS

### SUMMARY

Issue: Should the Hearing Office approve a Site Development Permit to amend Planned Commercial Development (PCD) NO. 96-7641, to change the use of existing 1,650-square-foot oil change facility to a restaurant with a drive-thru, located at 6395 Balboa Avenue in the Clairemont Mesa Community Plan?

Staff Recommendation: Approve Site Development Permit No. 2294828.

Community Planning Group Recommendation: On December 27, 2020, the Clairemont Mesa Community Planning Group Motioned to Approve the project and the Motion Failed with a vote of 2-9-0 with 9 members voting to deny the project and 2 members voting to approve the project. (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 9, 2021 and the opportunity to appeal that determination ended March 23, 2021. (Attachment 6).

### BACKGROUND

The 0.36-acre site is located at 6395 Balboa Avenue in the CC-1-3 Zone, the Transit Priority Area Zone, the Parking Standards Transit Priority Area Zone, the Airport Land Use Compatibility Overlay Zone (for MCAS Miramar and Montgomery Field), the Airport Influence Areas (Review Area 2 for MCAS Miramar and Montgomery Field, the Airports: FAA Part 77 Noticing Area (MCAS Miramar and

Montgomery Field), the Community Plan Implementation Overlay Zone (CPIOZ - B), within the Clairemont Mesa Community Plan area (Attachment 1).

The project site is currently developed with a 1,650-square-foot oil change facility and is a part of a strip mall commercial center. Access to the site is provided via a driveway on Balboa Avenue and another on Mt. Rias Place. Adjacent uses include a Burger King to the east, additional commercial uses to the west/south and multi-family across the street on Balboa Avenue to the north.

Pursuant to SDMC [126.0502\(c\)\(1\)](#), in the Community Plan Implementation Overlay Zone (CPIOZ), as described in Section [132.1402](#), development in the area designated "Type B" requires a Site Development Permit, which shall be approved, conditionally approved, or denied by a Hearing Officer, in accordance with Process Three. The decision may be appealed to the Planning Commission. A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section [126.0505\(a\)](#) that are applicable to the proposed development (Attachment 4).

## DISCUSSION

### Project Description

The project proposes to amend PCD NO. 96-7641, to change the use of existing 1,650-square-foot oil change facility to a restaurant with a drive-thru. The approval is for the change of use only. The building interior and exterior renovations shall be a part of the tenant's improvement application in the future. The proposed change in use complies with the CC-1-3 Zone. No deviations are proposed with this project and the project complies with all regulations of the Land Development Code.

The project will obtain an Encroachment Maintenance Removal Agreement for the private walkway, sidewalk underdrain, landscape, and irrigation in the right of way. The project will close one of the existing driveways on Mt. Rias Place, with a City standard curb, gutter, and sidewalk, and then reconstruct the existing driveway, on Balboa Avenue and the remaining one on Mt. Rias Place, with City standard concrete driveways.

### Community Plan Analysis

The Clairemont Mesa Community Plan designates site for Community Center and identifies the site as within the Community Core. Within the Community Core, commercial uses are allowed. The proposal consisting of a single-story restaurant with drive-thru is consistent with the land use designation. The drive-thru will be adequately screened with trees and shrubs. The project has provided additional landscape screening along the northern and eastern elevation of the project site where there are currently gaps in landscape screening, to create a continuous screen between the drive-thru and the public right-of-way consistent with the Clairemont Mesa Community Plan.

### Conclusion

The Project complies with the requirements of CC-1-3 Zone, all applicable sections of the Land Development Code, and the Clairemont Mesa Community Plan. Staff has prepared draft findings in

the affirmative to approve the Project and recommends approval of Site Development Permit No. 2294828.

ALTERNATIVES

1. Approve Site Development Permit No. 2294828, with modifications.
2. Deny Site Development Permit No. 2294828, if the findings required to approve the project cannot be affirmed.

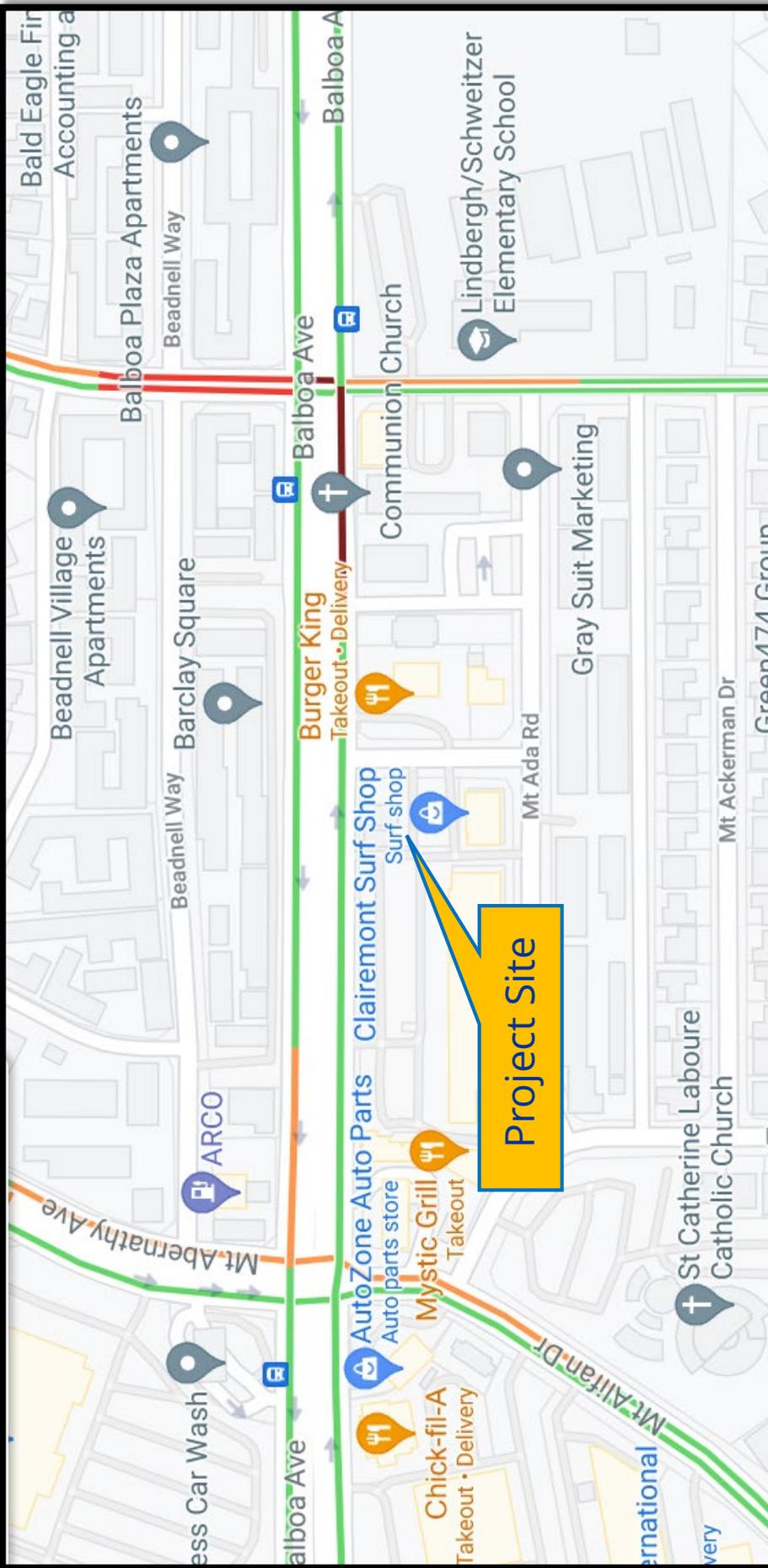
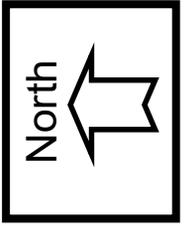
Respectfully submitted,

*Derrick Johnson (D.J.)*

Derrick Johnson (D.J.), Development Project Manager

Attachments:

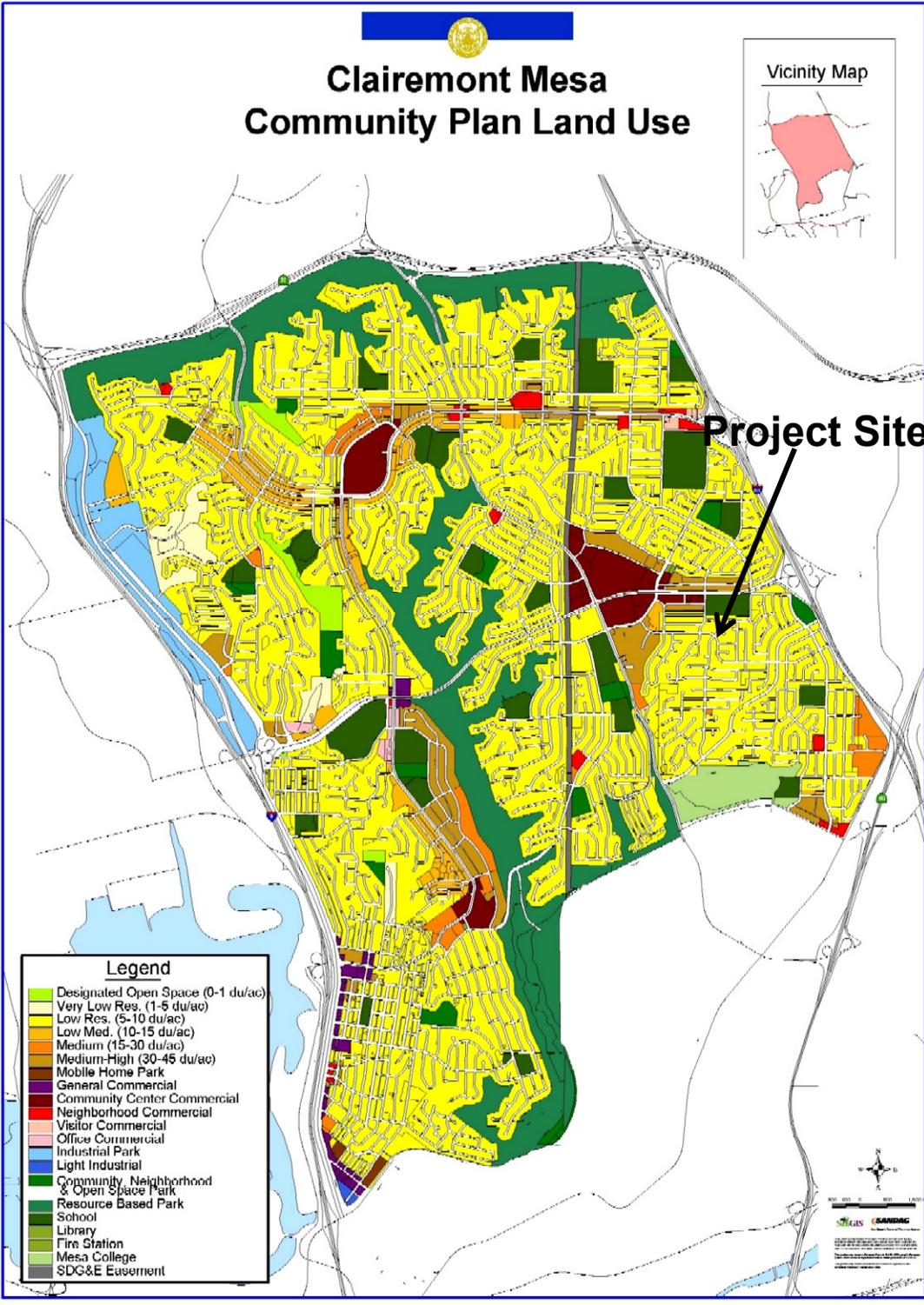
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. Copy of CEQA Exemption
8. Ownership Disclosure Statement
9. Project Plans



# Project Location Map

6395 Balboa SDP / 6395 Balboa Avenue  
PROJECT NO. 634180

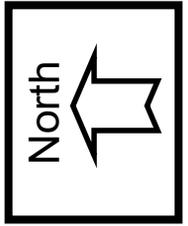
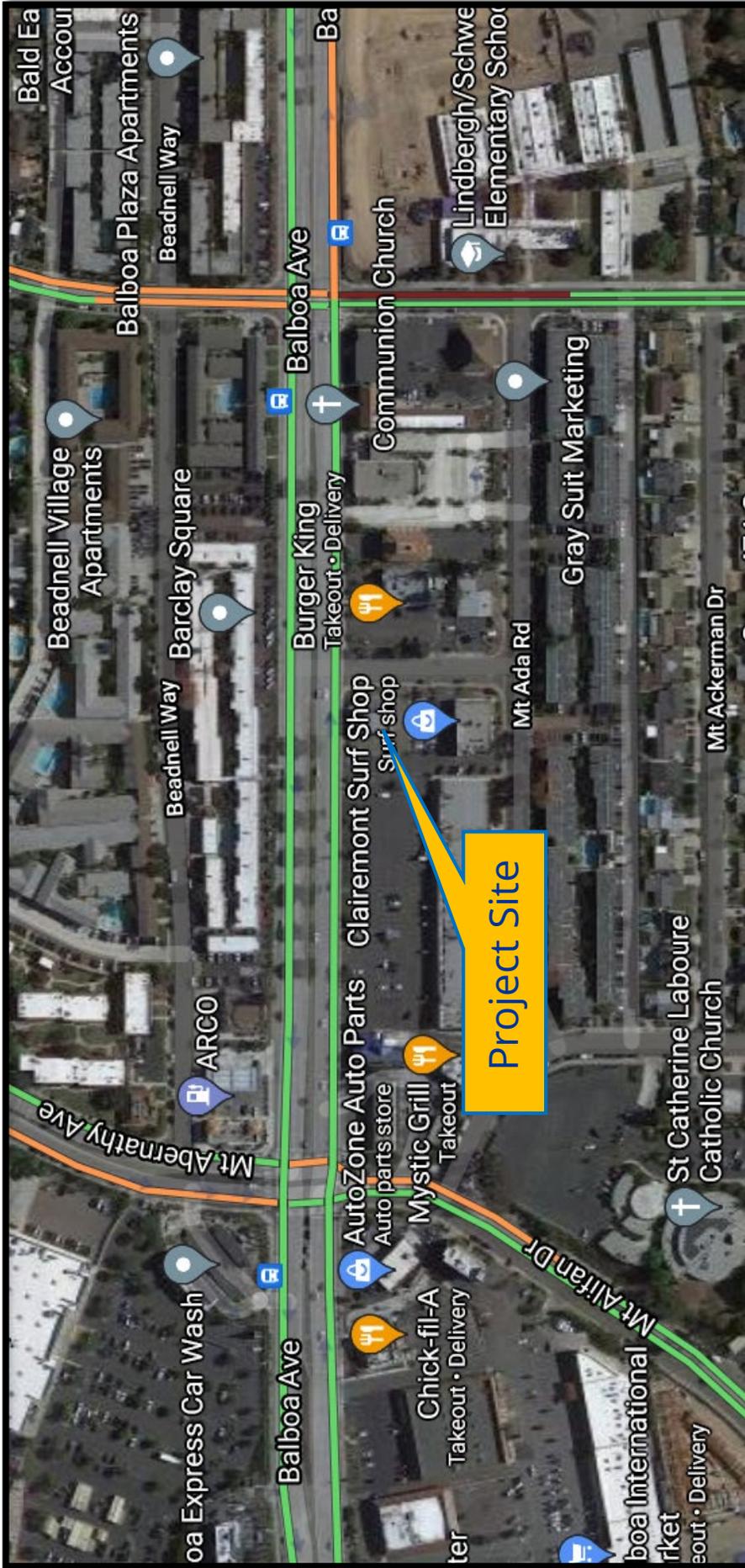




## Land Use Map

6395 Balboa – SDP / 6395 Balboa Avenue  
PROJECT NO. 634180





**Aerial Photo**

6395 Balboa – SDP / 6395 Balboa Avenue

PROJECT NO. 634180



DECISION MAKER HEARING OFFICER  
RESOLUTION NO. XXXX  
SITE DEVELOPMENT PERMIT NO. 2294828  
**6395 BALBOA - SDP - PROJECT NO. 634180**

WHEREAS, CIF HOLDING LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, Owner/Permittee, filed an application with the City of San Diego for a permit to amend Planned Commercial Development (PCD) No. 96-7641, to change the use of existing 1,650-square-foot oil change facility to a restaurant with a drive-thru (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2294828, on portions of a 0.36-acre site;

WHEREAS, the project site is located at 6395 Balboa Avenue in the CC-1-3 Zone, the Transit Priority Area Zone, the Parking Standards Transit Priority Area Zone, the Airport Land Use Compatibility Overlay Zone (for MCAS Miramar and Montgomery Field), the Airport Influence Areas (Review Area 2 for MCAS Miramar and Montgomery Field Zone, the Airports: FAA Part 77 Noticing Area (MCAS Miramar and Montgomery Field), the Community Plan Implementation Overlay Zone (CPIOZ - B), within the Clairemont Mesa Community Plan area;

WHEREAS, the project site is legally described as: Lot 2 of Balboa Crest Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 6343, filed in the Office of the County Recorder of San Diego County, April 24, 1969;

WHEREAS, on May 26, 2021, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2294828, pursuant to the Land Development Code of the City of San Diego;  
NOW, THEREFORE,

BE IT RESOLVED by Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2294828;

**SITE DEVELOPMENT PERMIT SDMC SECTION 126.0505**

**1. The proposed development will not adversely affect the applicable land use plan.**

The project proposes to amend PCD NO. 96-7641, to change the use of existing 1,650-square-foot oil change facility to a restaurant with a drive-thru. The Clairemont Mesa Community Plan designates the site for Community Center and identifies the site within the Community Core. Within the Community Core, commercial uses are allowed. The proposal consisting of a single-story restaurant with drive-thru would be consistent with the land use designation. The drive-thru will be adequately screened with trees and shrubs. The project provides landscape screening along the northern and eastern elevation of the project site, where there are currently gaps in landscape screening, to create a continuous screen between the drive-thru and the public right-of-way consistent with the Clairemont Mesa Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plans.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

The project proposes to amend PCD NO. 96-7641, to change the use of existing 1,650-square-foot oil change facility to a restaurant with a drive-thru. An Encroachment Maintenance Removal Agreement is required for the private walkway, sidewalk underdrain, landscape, and irrigation in the right of way. The closure of an existing driveway on Mt. Rias Place is required. The reconstruction of the existing driveways with City standard curb, gutter, sidewalk, and driveways on Balboa Avenue and Mt. Rias Place is also required. The project site is located in a developed area where public services are already provided. The project would not adversely affect existing levels of facilities to the area and would not require the construction of new or expanded governmental facilities. No impacts to other public facilities would occur

The permit controlling the development and industrial use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to building permit issuance to determine the development of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure development is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project proposes to amend PCD NO. 96-7641 to change the use of existing 1,650-square-foot oil change facility to a restaurant with a drive-thru located in the CC-1-3 zone. The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale, to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. The change in use with a drive-thru complies with all of the CC-1-3 Zoning

requirements. No deviations are being requested with this project. Therefore, the project complies with the regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2294828. is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2294828, a copy of which is attached hereto and made a part hereof.

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Derrick Johnson (D.J.)  
Development Project Manager  
Development Services

Adopted on May 26, 2021

IO#: 24008245

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

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INTERNAL ORDER NUMBER: 24008245

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2294828  
**6395 BALBOA – SDP - PROJECT NO. 634180**  
HEARING OFFICER

This Site Development Permit No. 2294828 is granted by the Hearing Officer of the City of San Diego to CIF HOLDING LIMITED PARTNERSHIP, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections SDMC 126.0502(c)(1), and 132.1402. The 0.36-acre site is located at 6395 Balboa Avenue in the CC-1-3 Zone, the Transit Priority Area Zone, the Parking Standards Transit Priority Area Zone, the Airport Land Use Compatibility Overlay Zone (for MCAS Miramar and Montgomery Field), the Airport Influence Areas (Review Area 2 for MCAS Miramar and Montgomery Field, the Airports: FAA Part 77 Noticing Area (MCAS Miramar and Montgomery Field), the Community Plan Implementation Overlay Zone (CPIOZ - B), within the Clairemont Mesa Community Plan area. The project site is legally described as: Lot 2 of Balboa Crest Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 6343, filed in the Office of the County Recorder of San Diego County, April 24, 1969.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to amend Planned Commercial Development (PCD) NO. 96-7641, to change the use of existing 1,650-square-foot oil change facility to a restaurant with a drive-thru, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 26, 2021, on file in the Development Services Department.

The project shall include:

- a. An Amendment to PCD NO. 96-7641, to change the use of existing 1,650-square-foot oil change facility to a restaurant with a drive-thru;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 10, 2024.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private walkway, sidewalk underdrain, landscape, and irrigation in the right of way, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway, on Mt. Rias Place, with the installation of City standard curb, gutter, and sidewalk, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveways, on Balboa Avenue and Mt. Rias Place, with City standard concrete driveways, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

16. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A", on file in the Development Services Department.

17. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

18. Prior to issuance of any construction permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

19. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in

a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

22. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

23. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

24. All signs associated with this development shall be consistent with sign criteria established by either the City-wide sign regulations.

25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS:**

26. Prior to the issuance of the first construction permit, the applicant shall provide a recorded Share Parking Agreement between all affected properties, satisfactory to the City Engineer.

27. Upon first occupancy, Owner/Permittee should promote and provide 100% subsidized transit passes to all employees. Use of such passes should be monitored and reported to City Engineer annually for a period of no less than 3 years

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

28. Prior to any Certificate of Occupancy being issued, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD).

29. Prior to any Construction Permit being issued, any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify and attest to (via a signed statement on company letterhead) that: all of the following: the lateral has an appropriate cleanout,

is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped, and replaced with a new permitted lateral.

30. Prior to any Certificate of Occupancy being issued, any private improvements which lie within a public ROW fronting the development, or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to that encroachment.

### **INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 26, 2021 and Resolution No. XXXX.

**ATTACHMENT 5**

Site Development Permit No. 2294828  
May 26, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Derrick Johnson (D.J.)  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**CIF Holding LP**  
Owner/Permittee

By \_\_\_\_\_  
Dean Acosta  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101

THE CITY OF SAN DIEGO

# Community Planning Committee Distribution Form Part 1

|                      |                        |                           |
|----------------------|------------------------|---------------------------|
| <b>Project Name:</b> | <b>Project Number:</b> | <b>Distribution Date:</b> |
|----------------------|------------------------|---------------------------|

**Project Scope/Location:**

|                        |                                |
|------------------------|--------------------------------|
| <b>Applicant Name:</b> | <b>Applicant Phone Number:</b> |
|------------------------|--------------------------------|

|                         |                      |                                      |                        |
|-------------------------|----------------------|--------------------------------------|------------------------|
| <b>Project Manager:</b> | <b>Phone Number:</b> | <b>Fax Number:</b><br>(619) 446-5245 | <b>E-mail Address:</b> |
|-------------------------|----------------------|--------------------------------------|------------------------|

**Project Issues (To be completed by Community Planning Committee for initial review):**

|   |   |
|---|---|
| <p><i>Attach Additional Pages If Necessary.</i></p> | <p><b>Please return to:</b><br/> <b>Project Management Division</b><br/> <b>City of San Diego</b><br/> <b>Development Services Department</b><br/> <b>1222 First Avenue, MS 302</b><br/> <b>San Diego, CA 92101</b></p> |
|---|---|

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 Upon request, this information is available in alternative formats for persons with disabilities.



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101

THE CITY OF SAN DIEGO

# Community Planning Committee Distribution Form Part 2

|  |                      |  |   |
|--|----------------------|--|---|
| <b>Project Name:</b>   |                      | <b>Project Number:</b>   | <b>Distribution Date:</b>                 |
| <b>Project Scope/Location:</b>   |                      |  |   |
| <b>Applicant Name:</b>   |                      | <b>Applicant Phone Number:</b>   |   |
| <b>Project Manager:</b>  | <b>Phone Number:</b> | <b>Fax Number:</b><br>(619) 446-5245   | <b>E-mail Address:</b>                    |
| <b>Committee Recommendations (To be completed for Initial Review):</b>   |                      |  |   |
| <input type="checkbox"/> <b>Vote to Approve</b>  | <b>Members Yes</b>   | <b>Members No</b>  | <b>Members Abstain</b>                    |
| <input type="checkbox"/> <b>Vote to Approve<br/>With Conditions Listed Below</b>   | <b>Members Yes</b>   | <b>Members No</b>  | <b>Members Abstain</b>                    |
| <input type="checkbox"/> <b>Vote to Approve<br/>With Non-Binding Recommendations Listed Below</b>  | <b>Members Yes</b>   | <b>Members No</b>  | <b>Members Abstain</b>                    |
| <input type="checkbox"/> <b>Vote to Deny</b>   | <b>Members Yes</b>   | <b>Members No</b>  | <b>Members Abstain</b>                    |
| <input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>   |                      |  | <input type="checkbox"/> <b>Continued</b> |
| <b>CONDITIONS:</b>   |                      |  |   |
| <b>NAME:</b>   |                      | <b>TITLE:</b>  |   |
| <b>SIGNATURE:</b>  |                      | <b>DATE:</b>   |   |
| <i>Attach Additional Pages If Necessary.</i>   |                      | <b>Please return to:</b><br><b>Project Management Division</b><br><b>City of San Diego</b><br><b>Development Services Department</b><br><b>1222 First Avenue, MS 302</b><br><b>San Diego, CA 92101</b> |   |
| Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> .<br>Upon request, this information is available in alternative formats for persons with disabilities. |                      |  |   |

**NOTICE OF EXEMPTION**

(Check one or both)

TO:  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** 6395 Balboa Amendment SDP / 634180

**SCH No.:** N.A.

**Project Location-Specific:** 6395 Balboa Avenue, San Diego, CA 92111

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** Site Development Permit (SDP) to change the use of existing 1,650 SF oil change facility to a restaurant with a drive through. The 0.36-acre site is located at 6395 Balboa Avenue in the Community Core (CC-1-3) Base Zone, Community Plan Implementation (CPIOZ-B), Clairemont Mesa Height Limitation, Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Airport Influence Areas (Review Area 2 for MCAS Miramar and Montgomery Field), FAA Part 77 Noticing Area (MCAS Miramar and Montgomery Field), Parking Standards Transit Priority Area and Transit Priority Area Overlay Zones within the Clairemont Mesa Community Plan, Council District 6.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Dean Acosta, 8100 La Mesa Blvd., #101, La Mesa, CA 91942

**Exempt Status:** (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)( 4); 15269 (b)(c))
- Categorical Exemption: Section 15301 (Existing Facilities), 15303 (New Construction)
- Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities and Section 15303, New Construction or Conversion of Small Structures; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Associate Planner

Signature/Title

4/29/21

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



**City of San Diego  
Development Services**  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

**FORM  
DS-318**

October 2017

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title:** SDP APPLICATION BALBOA CREST **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 6395 BALBOA 92111

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: ROBERT HOUCK CIF HOLDINGS  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 8100 LA MESA BLVD STE 101  
 City: LA MESA State: CA Zip: 92115  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: RDHOUCK@PACBELL.NET  
 Signature: [Signature] Date: 3-14-19  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: DARRIN MACHUSKY  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 3508 WOODLAND WAY  
 City: CARLSBAD CA State: CA Zip: 92008  
 Phone No.: 609 462 4234 Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: [Signature] Date: 3-15-19  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

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 Upon request, this information is available in alternative formats for persons with disabilities.



LOOKING WEST AT BUILDING FROM MT. RIUS



LOOKING NORTH WEST AT BUILDING FROM MT. RIUS



LOOKING NORTH WEST AT BUILDING FROM MT. RIUS



LOOKING SOUTH EAST AT BUILDING FROM SIDEWALK ON BALBOA



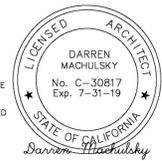
LOOKING EAST AT BUILDING FROM SIDEWALK ON BALBOA

PROJECT TITLE:  
**PROPOSED RESTAURANT**  
**Balboa Crest Shopping Center**  
**Site Development Permit Application**  
**Amend Existng PCD 96-7641**  
**6395 Balboa Avenue**  
**San Diego, California 92111**  
**Project Number:**

**DARREN MACHULSKY**  
 ARCHITECT  
 3508 WOODLAND WAY CARLSBAD, CALIFORNIA 92008  
 31 ELMONT ROAD HAMILTON, NEW JERSEY 08610  
 PHONE 609.462.4234 FAX 760.730.9659 DARREN@DMACHULSKY.COM

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Photos

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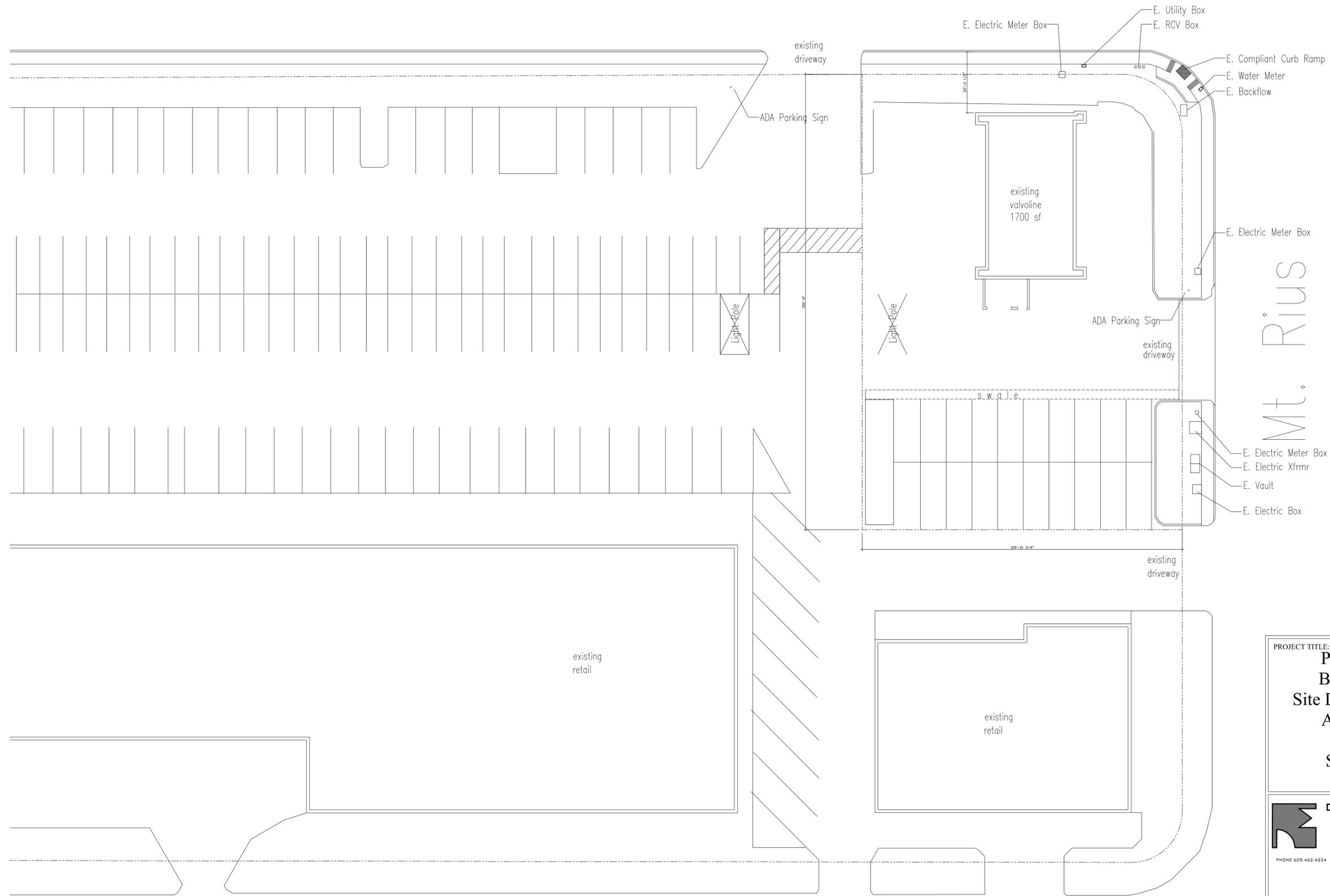
**A1.5**

DWG # : sheet 6 of 8

February 25, 2019



# Balboa



Mt. Rius

PROJECT TITLE:  
**PROPOSED RESTAURANT**  
**Balboa Crest Shopping Center**  
**Site Development Permit Application**  
**Amend Existing PCD 96-7641**  
**6395 Balboa Avenue**  
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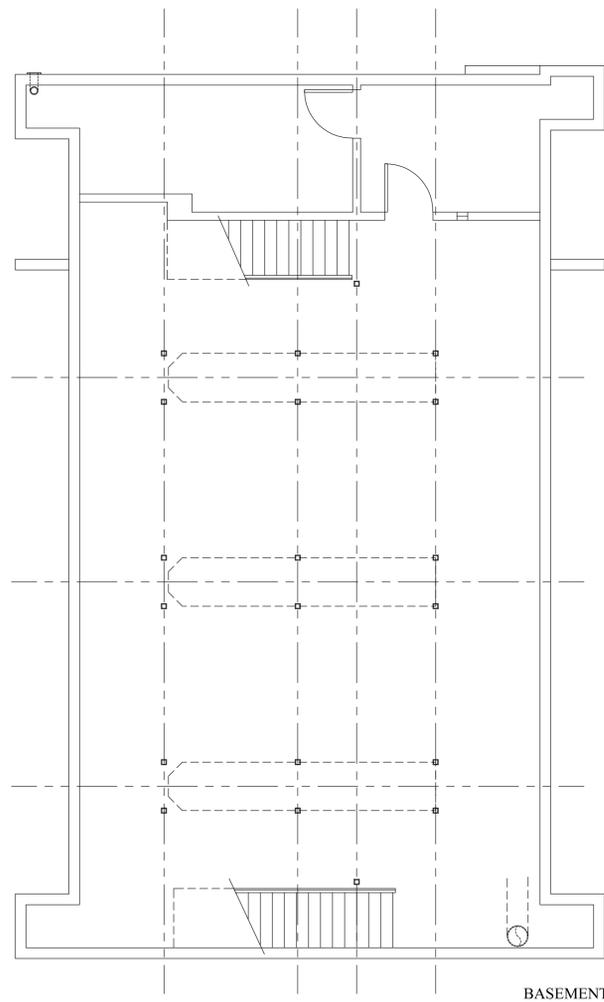
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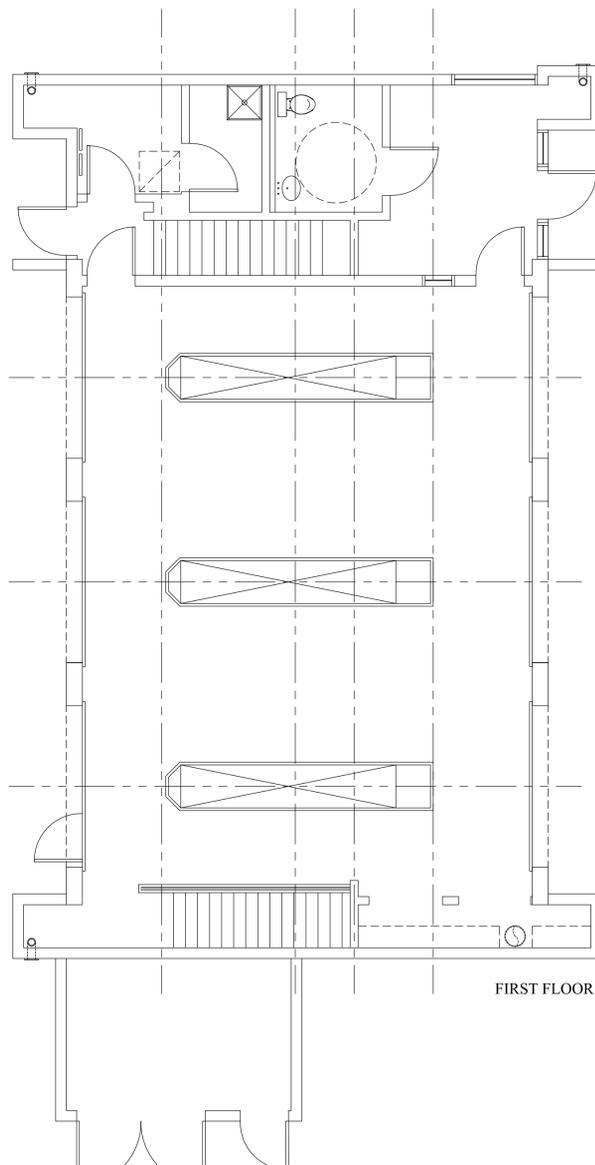
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| February 25, 2019                 |
| Existing Plan                     |
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| <b>A12</b>                        |
| <small>DWG # sheet 3 of 8</small> |

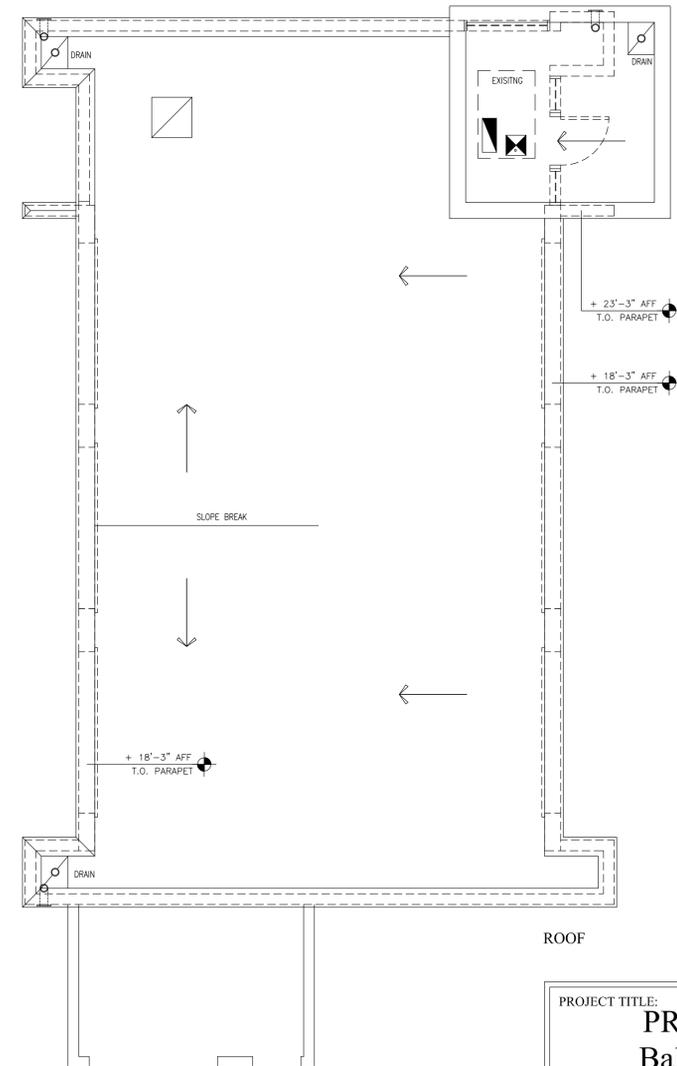
01 Existing Plan  
 1/16" = 1'-0"



BASEMENT



FIRST FLOOR



ROOF

PROJECT TITLE:  
**PROPOSED RESTAURANT**  
 Balboa Crest Shopping Center  
 Site Development Permit Application  
 Amend Existing PCD 96-7641  
 6395 Balboa Avenue  
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Existing Plan

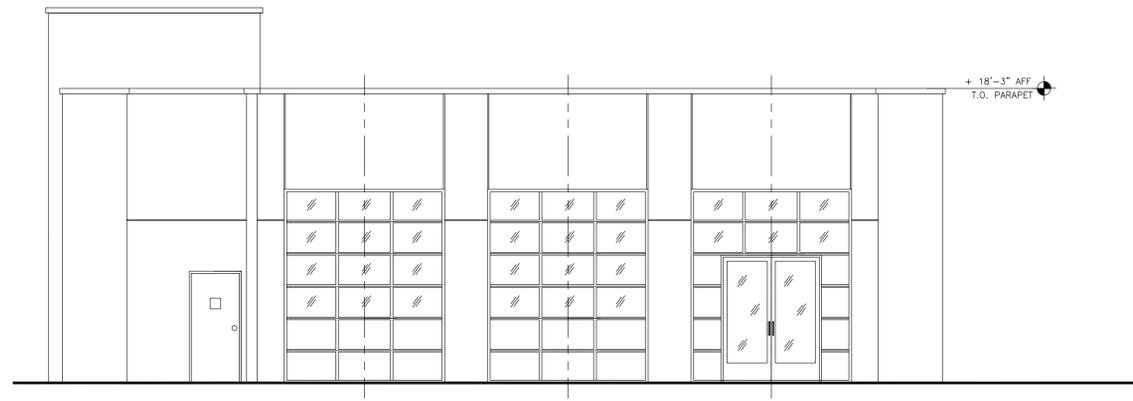
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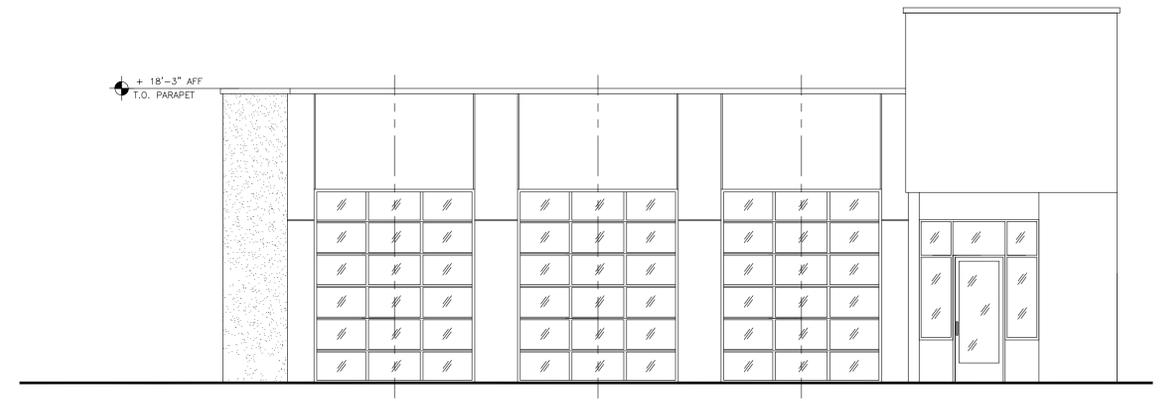
DWG # sheet 4 of 8

February 25, 2019

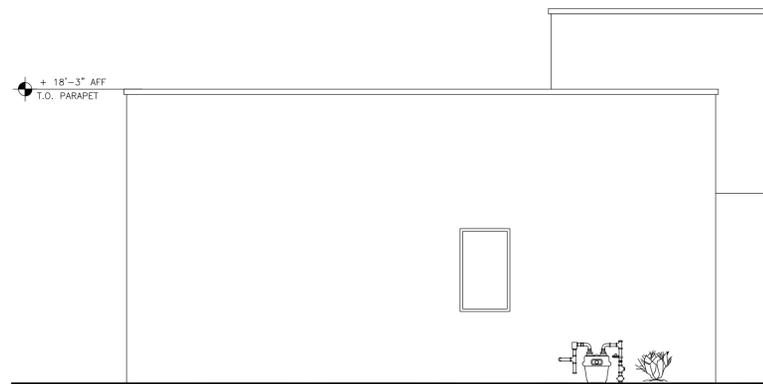
01 Existing Plan.s  
 3/16 = 1'-0"



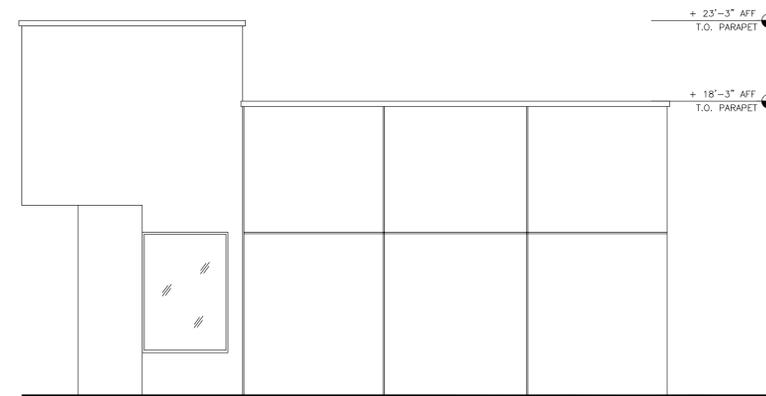
WEST



EAST



SOUTH



NORTH

PROJECT TITLE:  
**PROPOSED RESTAURANT**  
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Existing Elev

DWG TITLE:

**A1.4**

DWG # : sheet 5 of 8

February 25, 2019

01 Existing Elevations  
 3/16 = 1'-0"



LOOKING NORTH EAST AT BUILDING FROM PARKING LOT



LOOKING NORTH EAST AT BUILDING FROM PARKING LOT



LOOKING NORTH EAST AT BUILDING FROM PARKING LOT



LOOKING DUE WEST ALONG BALBOA

PROJECT TITLE:  
**PROPOSED RESTAURANT**  
 Balboa Crest Shopping Center  
 Site Development Permit Application  
 Amend Existng PCD 96-7641  
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February 25, 2019

Photos Two

DWG TITLE:

**A1.6**

DWG # : sheet 7 of 8

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DARREN MACHULSKY  
 No. C-30817  
 Exp. 7-31-19  
 LICENSED ARCHITECT  
 STATE OF CALIFORNIA  
*Darren Machulsky*

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**Applicable Codes:**

The following codes apply to this project: the 2016 California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, as well as state and local accessibility codes and the 2016 California Title 24 Energy Standards. Any local jurisdiction codes specific to this site also apply.

**Development Summary:**

- Applying for a Site Development Permit to amend existing PCD 96-7641.
- Existing Valvoline Instant Oil Change Facility
- Proposed change of use to a Drive-Thru Restaurant.
- Building is existing.
- Reconfigure parking lot to accomplish new parking layout and drive thru for restaurant.
- Remove one redundant access driveway on Mt. Rias. Replace with landscaping and parking.
- Relocate existing dumpster enclosure.
- Relocate existing landscaping.
- Relocate existing dumpster enclosure.
- Exterior face lift shall be completed under a separate permit
- Interior tenant improvements will be completed under separate permit.
- Minor grading to accommodate new drive thru.

**Legal Description:** Lot 2 of Balboa Crest Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 6343, filed in the Office of the County Recorder of San Diego County, April 24, 1969.

**Assessor Parcel Numbers:** 419-120-5700

**Year Built - 1998**

**Construction Type and Occupancy:**  
Valvoline Instant Oil Change Facility is V-B construction type and B use.  
Proposed Restaurant will remain V-B construction type and will become an A-2 use.

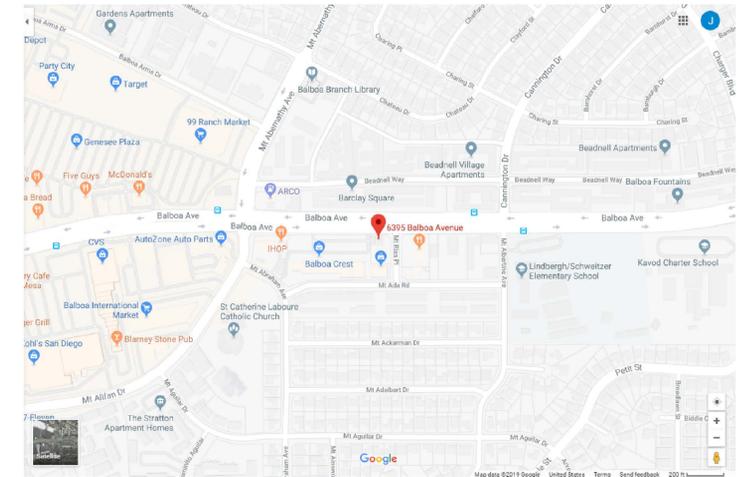
**Zone:** This site is located in the Clairemont Mesa Community Plan Implementation Overlay Zone Type B area (CPIOZ-B), CA Zone (Area Shopping Center) and CC-1-3 of the Clairemont Mesa Community Plan

**Gross Site Area:** 15,900 sq.ft.  
**Floor Area:** 1,650 sq.ft.

**Owner:**  
C.I.F. Holding L.P.  
8100 La Mesa Blvd.  
Suite 101  
La Mesa, Ca. 92115

**Architect:**  
Darren Machulsky  
Darren Machulsky Architect Inc.  
3508 Woodland Way  
Carlsbad, Ca. 92008  
c: 609.462.4234  
f: 760.730.9659  
darren@dmachulsky.com

**Civil:**  
RA Smith  
8881 Research Drive  
Irvine, Ca. 92618  
Chris Bratty  
Western Regional Manager  
949 872 2378



01 Vicinity Map  
TS NTS

**PROJECT TITLE:**  
**PROPOSED RESTAURANT**  
**Balboa Crest Shopping Center**  
**Site Development Permit Application**  
**Amend Existing PCD 96-7641**  
**6395 Balboa Avenue**  
**San Diego, California 92111**  
**Project Number:**

**LIST OF DRAWINGS:**

- TS - TITLE SHEET
- SP-01 - OVERALL SITE
- SP-02 - CONCEPTUAL SITE PLAN
- GP-01 - CONCEPTUAL GRADING
- UP - 01 - CIVIL
- WQ - 01 - WATER QUALITY
- A1.1 - PROPOSED PLAN
- A1.2 - EXISTING PLAN
- A1.3 - EXISTING BUILDING PLANS
- A1.4 - EXISTING BUILDING ELEVATIONS
- A1.5 - PHOTOS
- A1.6 - PHOTOS
- L-1 - LANDSCAPE
- L-2 - LANDSCAPE
- L-3 - LANDSCAPE
- L-4 - LANDSCAPE

**DARREN MACHULSKY**  
ARCHITECT

3508 WOODLAND WAY  
CARLSBAD, CALIFORNIA  
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HAMILTON, NEW JERSEY  
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February 25, 2019

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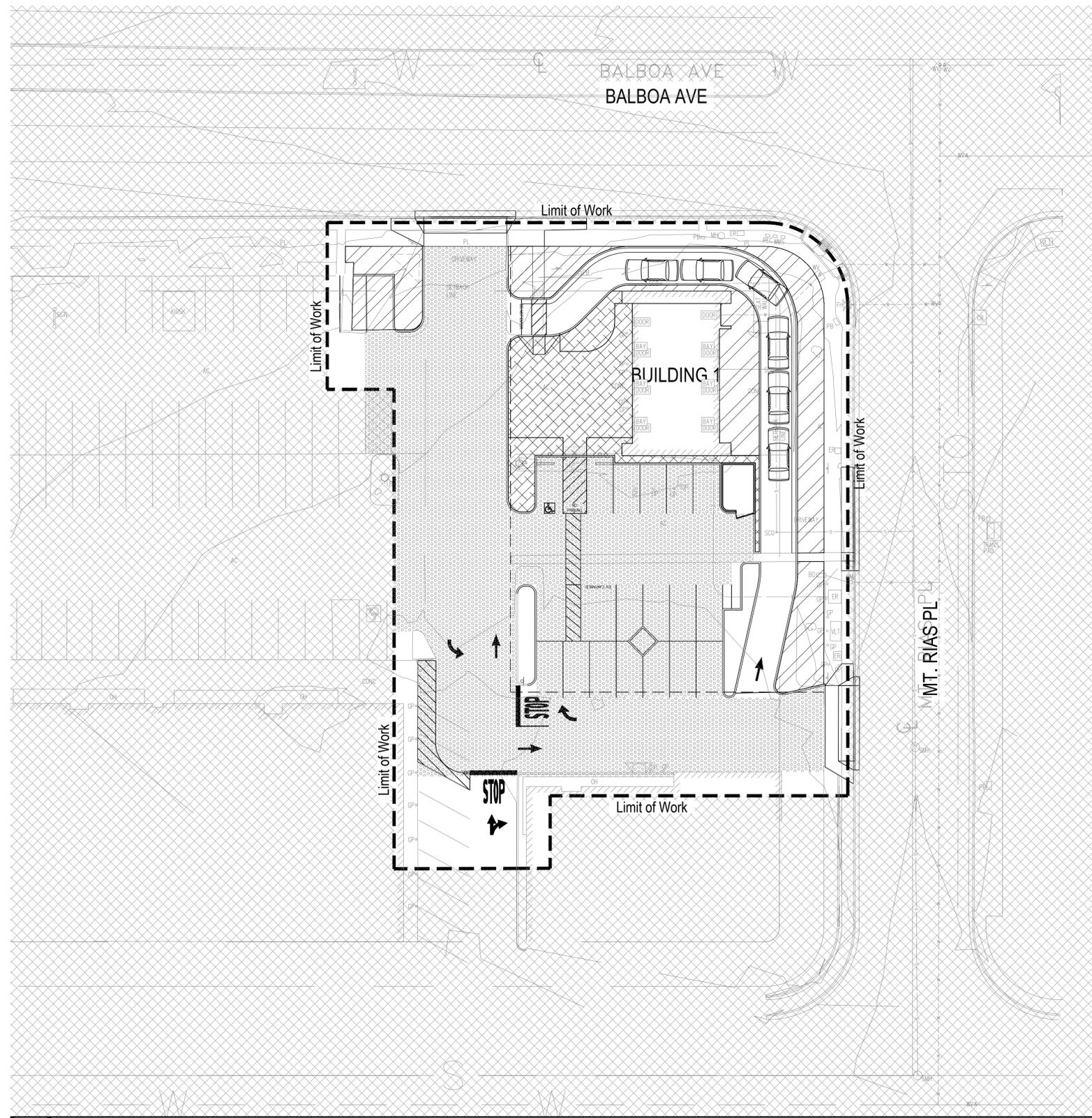
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Title Sheet

DWG TITLE:

TS

DWG # : sheet 1 of 8



**INDUSTRIAL DEVELOPMENT IN RM AND C ZONES / COMMERCIAL DEVELOPMENT IN ALL ZONES**

**STREET YARD CALCULATION**

| Planting Area Required [142.0404]   |                                     | Planting Area Provided   |               | Excess Area Provided   |  |
|-------------------------------------|-------------------------------------|--------------------------|---------------|------------------------|--|
| Total Area                          | 3,354 sq. ft. x 25% = 838.5 sq. ft. | 2,560 sq. ft.            | 1,722 sq. ft. |                        |  |
| Planting Points Required [142.0404] |                                     | Planting Points Provided |               | Excess Points Provided |  |
| Total Area                          | 3,354 sq. ft. x 0.05 = 168 points   | 500 points               | 332 points    |                        |  |
| Points achieved with trees:         | 500 points                          |                          |               |                        |  |

**REMAINING YARD CALCULATION**

| Planting Area Required [142.0404]   |                                   | Planting Area Provided   |            | Excess Area Provided   |  |
|-------------------------------------|-----------------------------------|--------------------------|------------|------------------------|--|
| Total Area                          | 2,201 sq. ft. x 30% = 660 sq. ft. | 672 sq. ft.              | 12 sq. ft. |                        |  |
| Planting Points Required [142.0404] |                                   | Planting Points Provided |            | Excess Points Provided |  |
| Total Area                          | 2,201 sq. ft. x 0.05 = 110 points | xxx points               | xxx points |                        |  |

**VEHICULAR USE AREA (<6,000 SF)**

| Plant Points Required [142.0406 - 142.0407] |  | Plant Points Provided |           | Excess Points Provided |  |
|---|--|-----------------------|-----------|------------------------|--|
| Total VUA                                   | 15,879.20 sq. ft. x 0.05 = 793.96 points | 829 points            | 35 points |                        |  |
| Points achieved with trees (at least half): | 500 points                               |                       |           |                        |  |

**STREET TREE REQUIREMENTS**

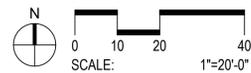
| BALBOA AVE       |        | Required Trees |              | Proposed Trees (Per Sheet L-X,XX) |              |
|------------------|--------|----------------|--------------|-----------------------------------|--------------|
| LENGTH OF STREET | 160 LF | 5              | 24" box min. | 5                                 | 36" box min. |
| MT. RIAS PL      |        | Required Trees |              | Proposed Trees (Per Sheet L-X,XX) |              |
| LENGTH OF STREET | 152 LF | 5              | 24" box min. | 5                                 | 36" box min. |

**AREA CALCULATION LEGEND**

| SYMBOL | AREA                                 |
|--------|--------------------------------------|
|        | STREET YARD 3,354 sq. ft.            |
|        | REMAINING YARD 2,201 sq. ft.         |
|        | VEHICULAR USE AREA 15,879.20 sq. ft. |

01 LANDSCAPE STREET YARD AND REMAINING YARD CALCULATIONS

1" = 20'-0"



PROJECT TITLE:  
**Proposed Drive Through Restaurant  
 Balboa Crest Shopping Center  
 Site Development Permit Application  
 Amend Existing PCD 96-7641  
 6395 Balboa Avenue  
 San Diego, California 92111  
 Project Number:**

**DARREN MACHULSKY**  
 ARCHITECT  
 3508 WOODLAND WAY  
 GARDEN GROVE, CALIFORNIA 92646  
 31 ELMHURST ROAD  
 HANOVER, NEW JERSEY 08610  
 PHONE 609.462.4234 FAX 960.730.9659 DARREN@DMACHULSKY.COM

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February 25, 2019

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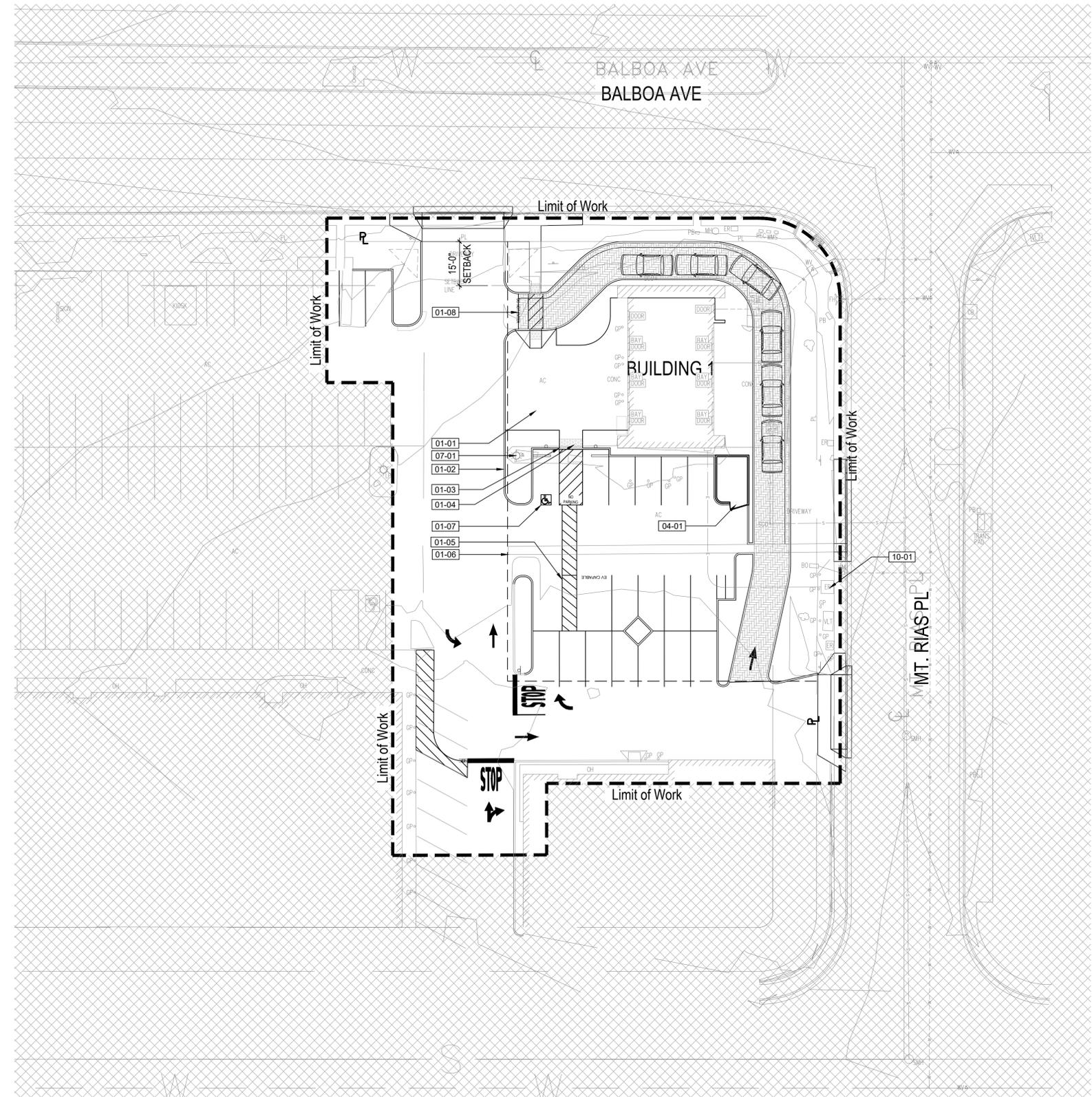
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LANDSCAPE CALCULATIONS

DWG TITLE:

L-1

DWG #:



| CONSTRUCTION SCHEDULE              |   |              |           |
|------------------------------------|---|--------------|-----------|
| CODE                               | DESCRIPTION                                   |              | DETAIL    |
| <b>01 PAVEMENTS, RAMPS, CURBS</b>  |   |              |           |
| 01-01                              | CONCRETE PAVING                               |              | PER CIVIL |
| 01-02                              | CONCRETE CURB                                 |              | PER CIVIL |
| 01-03                              | CONCRETE CURB RAMP                            |              | PER CIVIL |
| 01-04                              | TRUNCATED DOMES                               | ARMOR-TILE   | PER CIVIL |
| 01-05                              | PARKING STRIPING                              |              | PER CIVIL |
| 01-06                              | CONCRETE GUTTER                               |              | PER CIVIL |
| 01-07                              | ACCESSIBLE EMBLEM                             |              | PER CIVIL |
| 01-08                              | LIGHT VEHICULAR PAVERS IN HERRINGBONE PATTERN | AKERSTONE    | 4X12 HB   |
| <b>04 SITE WALLS / EMBANKMENTS</b> |   |              |           |
| 04-01                              | TRASH ENCLOSURE                               |              | PER CIVIL |
| <b>07 SITE LIGHTING</b>            |   |              |           |
| 07-01                              | SITE LIGHTING                                 | FX LUMINAIRE |           |
| <b>10 MISCELLANEOUS ELEMENTS</b>   |   |              |           |
| 10-01                              | UTILITIES                                     |              |           |

**NOTES:**

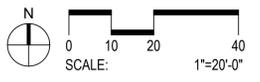
**MAINTENANCE :** ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

**IRRIGATION:** AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED

**PLANTING:** IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE

01 CONSTRUCTION PLAN

1" = 20'-0"



PROJECT TITLE:  
**Proposed Drive Through Restaurant  
 Balboa Crest Shopping Center  
 Site Development Permit Application  
 Amend Existing PCD 96-7641  
 6395 Balboa Avenue  
 San Diego, California 92111  
 Project Number:**

**DARREN MACHULSKY**  
 ARCHITECT  
 3508 WOODLAND WAY  
 GARDEN GROVE, CALIFORNIA 92643  
 31 ELMONT ROAD  
 HANESBORO, NEW JERSEY 08610  
 PHONE 609.462.4234 FAX 760.730.9659 DARREN@DMACHULSKY.COM

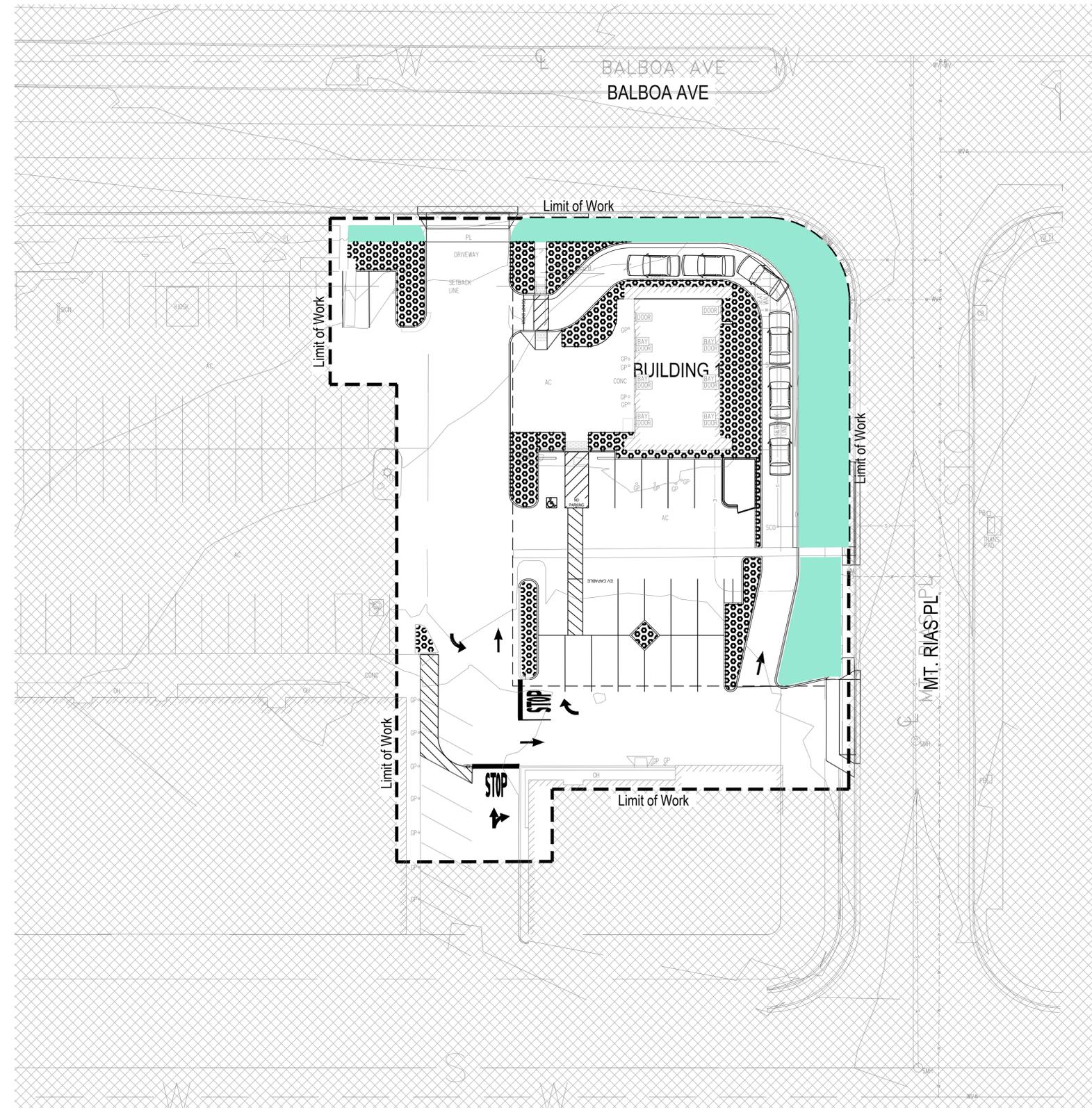
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February 25, 2019

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LANDSCAPE  
 CONSTRUCTION  
 PLAN

DWG TITLE:  
**L-2**  
 DWG #:



**IRRIGATION SCHEDULE**

| SYMBOL | DESCRIPTION   | QTY        | PRECIP    | GPM |
|--------|---|------------|-----------|-----|
|        | HYDROZONE A<br>ONE OR MORE DRIP EMITTERS PER PLANT, WITH DRIP TUBING EITHER ABOVE OR BELOW GRADE. | 3,500 S.F. | 0.45 in/h | 16  |
|        | HYDROZONE B<br>ONE OR MORE DRIP EMITTERS PER PLANT, WITH DRIP TUBING EITHER ABOVE OR BELOW GRADE. | 3,166 S.F. | 0.45 in/h | 15  |

Valve Callout

\*NOTE:  
AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.\*

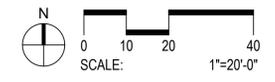
| Reference Evapotranspiration (ET <sub>c</sub> ) | 51.1              | Project Type       | Non-Residential             | 0.45                            |   |                                   |
|---|-------------------|--------------------|-----------------------------|---------------------------------|---|-----------------------------------|
| Hydrozone # / Planting Description*             | Plant Factor (PF) | Irrigation Method* | Irrigation Efficiency (IE)† | ETAF x Landscape Area (Sq. Ft.) | ETAF x Area                             | Estimated Total Water Use (ETWU)‡ |
| <b>Regular Landscape Areas</b>                  |                   |                    |                             |                                 |   |                                   |
| Hydrozone A                                     | 0.3               | Drip               | 0.81                        | 0.37                            | 3,500                                   | 1296                              |
| Hydrozone B                                     | 0.4               | Drip               | 0.81                        | 0.49                            | 3166                                    | 1563                              |
|   |                   |                    |                             |                                 | Totals                                  | 6666                              |
| <b>Special Landscape Areas</b>                  |                   |                    |                             |                                 |   |                                   |
|   |                   |                    |                             |                                 | 1                                       | 0                                 |
|   |                   |                    |                             |                                 | 1                                       | 0                                 |
|   |                   |                    |                             |                                 | 1                                       | 0                                 |
|   |                   |                    |                             |                                 | 1                                       | 0                                 |
|   |                   |                    |                             |                                 | 1                                       | 0                                 |
|   |                   |                    |                             |                                 | Totals                                  | 0                                 |
|   |                   |                    |                             |                                 | ETWU Total                              | 90603                             |
|   |                   |                    |                             |                                 | Maximum Allowed Water Allowance (MAWA)† | 95036                             |

**ETAF Calculations**

|                                |      |
|--------------------------------|------|
| <b>Regular Landscape Areas</b> |      |
| Total ETAF x Area              | 2860 |
| Total Area                     | 6666 |
| Average ETAF                   | 0.43 |
| <b>All Landscape Areas</b>     |      |
| Total ETAF x Area              | 2860 |
| Total Area                     | 6666 |
| Average ETAF                   | 0.43 |

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

01 | LANDSCAPE IRRIGATION PLAN



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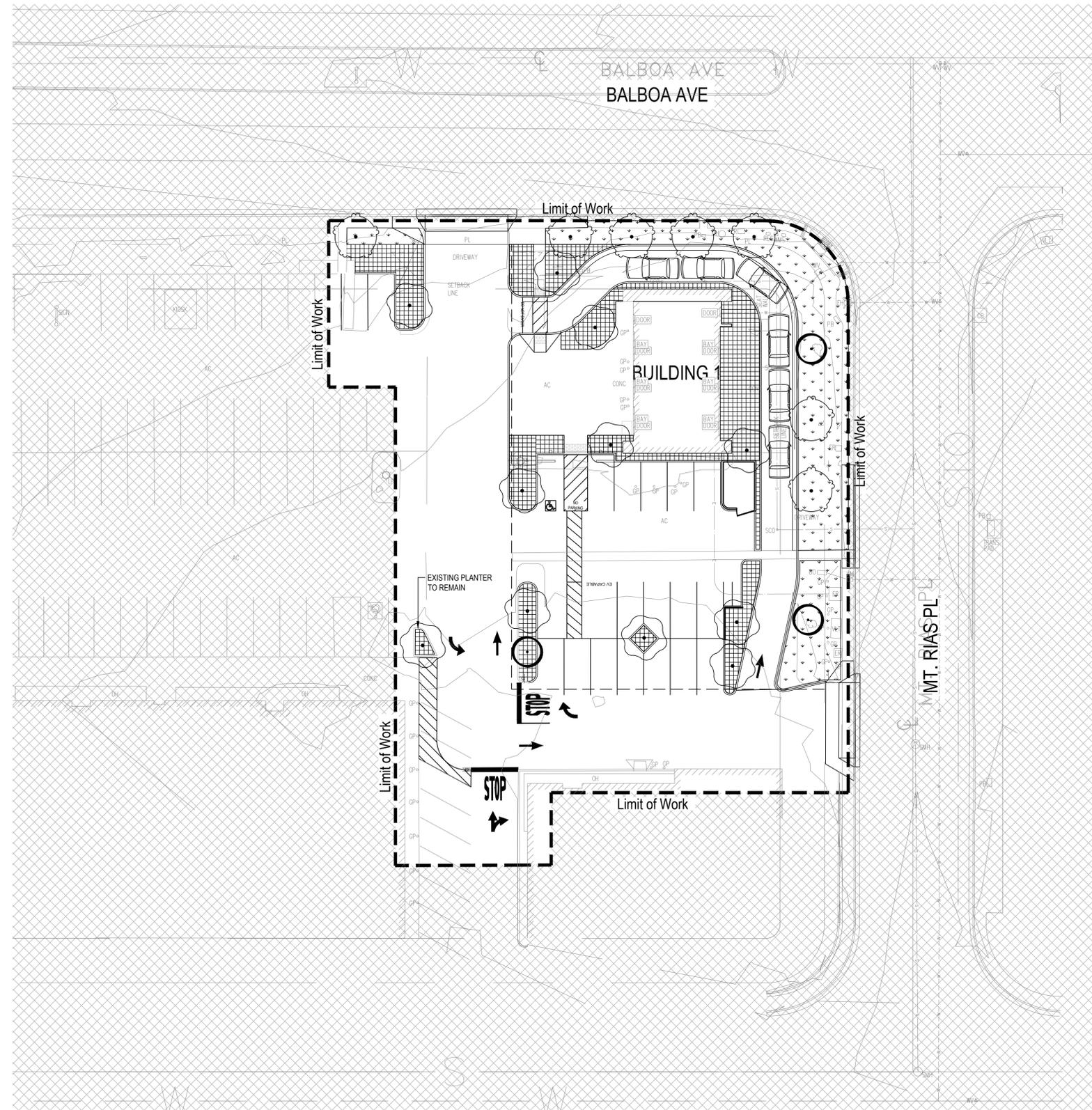
February 25, 2019

LANDSCAPE IRRIGATION PLAN

DWG TITLE:

L-3

DWG #:



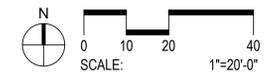
**CANDIDATE PLANT MATERIAL**

| TREES | SCIENTIFIC NAME/COMMON NAME  | QTY.     | SIZE    |
|-------|--|----------|---------|
|       | LOPHOSTEMON CONFERTUS/<br>BRISBANE BOX<br>TIJUANA TIPU/<br>TIJU TREE<br>GELERA PARVIFLORA/<br>AUSTRALIAN WILLOW<br>RHUS LANCEA/<br>AFRICAN SUMAC<br>RHUS LANCEA/<br>AFRICAN SUMAC  | 6        | 24" BOX |
|       | LIQUIDAMBAR STYRACIFLUA/<br>AMERICAN SWEETGUM<br>LAGERSTROEMIA INDICA/<br>CRAPE MYRTLE<br>CHITALPA TASHKENTENSIS/<br>PINK DAWN CHITALPA<br>FRAXINUS ANGUSTIFOLIA/<br>DESERT ASH<br>KOELREUTERIA BIPINNATA/<br>CHINESE FLAME TREE<br>ULMUS PARVIFOLIA/<br>CHINESE ELM<br>LIRIODENDRON TULIPIFERA/<br>TULIP TREE   | 6        | 36" BOX |
|       | EXISTING TREE<br>PROTECT IN PLACE<br>LIQUIDAMBAR STYRACIFLUA/<br>AMERICAN SWEET GUM<br>8" CALIPER  | 3        |         |
|       | <b>PARKING SHRUB AREA</b><br>ABUTILON PALMERI/<br>INDIAN MALLOW<br>AGAVE SPP./<br>AGAVE<br>DIANELLA REVOLUTA/<br>FLAX LILY<br>HESPERALOE PARVIFLORA/<br>RED YUCCA<br>MUHLENBERGIA RIGENS/<br>DEER GRASS<br>BOUTELLOUA GRACILIS/<br>BLUE GRAMA<br>CAREX TESTACEA/<br>ORANGE SEDGE   | 1,133 SF | 5 GAL.  |
|       | <b>BORDER SHRUB AREA</b><br>ARTEMISIA X 'POWIS CASTLE/<br>POWIS CASTLE<br>CEANOTHUS SPP./<br>CEANOTHUS<br>CISTUS X PURPUREUS/<br>ORCHID ROCKROSE<br>ERIOGONUM CINEREUM/<br>ASHLEAF BUCKWHEAT<br>ERIOPHYLLUM NEVINII/<br>WOOLLY SUNFLOWER<br>ALOE SPP./<br>ALOE<br>SALVIA SPP./<br>SALVIA<br>LAVANDULA SPP./<br>LAVANDULA<br>ANGELICA STRICTA 'PURPUREA/<br>ANGELICA SYLVESTRIS<br>ANTHRISCUS SYLVESTRIS/<br>COW PARSLEY<br>CALAMAGROSTIS X ACUTIFLORA/<br>REED GRASS<br>ECHINOPS BANNATICUS/<br>GLOBE THISTLE<br>ERIOGONUM GRANDE RUBESCENS/<br>RED BUCKWHEAT<br>HYPOESTES ARISTATA/<br>RIBBON BUSH<br>JUSTICIA CALIFORNICA/<br>CHUPAROSA<br>LINARIA PURPUREA/<br>TOAD FLAX<br>NEPETA TUBEROSA/<br>CATMINT | 152 SF   | 5 GAL.  |

- NOTES:**
1. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
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  3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
  4. MINIMUM TREE SEPARATION DISTANCE  
-TRAFFIC SIGNALS / STOP SIGNS - 20 FEET  
-UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
-ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
-DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS <25MPH)  
-INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
  5. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).

01 LANDSCAPE PLANTING PLAN

1" = 20'-0"



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February 25, 2019

LANDSCAPE PLANTING PLAN

DWG TITLE:

L-4

DWG #: